| 113.0 | 0003 | 0018.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,165,600 / 1,165,600 |
| | | | | | USE VALUE: | 1,165,600 / 1,165,600 |
| | | | | | ASSESSED: | 1,165,600 / 1,165,600 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 15 | | WRIGHT ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | SHENK GREGORY T & |
| Owner 2: | KENCH MEREDITH M |
| Owner 3: | |
| Street 1: | 15 WRIGHT STREET |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | TURKEY HILL HOME BUILDERS LLC - |
| Owner 2: | - |
| Street 1: | 42 JAMES STREET |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 6,371 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2014, having primarily Clapboard Exterior and 3201 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6371.000 | 737,800 | | 427,800 | 1,165,600 |
| Total Card | 0.146 | 737,800 | | 427,800 | 1,165,600 |
| Total Parcel | 0.146 | 737,800 | | 427,800 | 1,165,600 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 364.14 | /Parcel: 364.1

**Legal Description**

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

| User Acct | 315836 |
|---|---|
| GIS Ref | |
| GIS Ref | |
| Insp Date | 11/20/19 |

!8756!

## PREVIOUS ASSESSMENT

Parcel ID: 113.0-0003-0018.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 814,000 | 0 | 6,371. | 427,800 | 1,241,800 | 1,241,800 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 774,800 | 0 | 6,371. | 421,700 | 1,196,500 | 1,196,500 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 774,800 | 0 | 6,371. | 323,900 | 1,098,700 | 1,098,700 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 774,800 | 0 | 6,371. | 305,600 | 1,080,400 | 1,080,400 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 774,800 | 0 | 6,371. | 281,100 | 1,055,900 | 1,055,900 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 755,500 | 0 | 6,371. | 262,800 | 1,018,300 | 1,018,300 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 203,200 | 3400 | 10,800. | 279,900 | 486,500 | 486,500 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 203,200 | 3400 | 10,800. | 279,900 | 486,500 | 486,500 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 23:17:56 |

## LAST REV

| Date | Time |
|---|---|
| 02/05/20 | 09:40:13 |
| mmcmakin | |
| 8756 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 72012 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT | PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| TURKEY HILL HOM | 64279-429 | | 9/25/2014 | | 1,062,500 | No | No | | |
| CARLSON MICHAEL | 62882-396 | | 11/4/2013 | Mult Lots | 467,000 | No | No | | CHARLES ALFRED CARLSON JR D.O.D. 1/14/2013. |
| CARLSON CHARLES | 51235-175 | | 5/29/2008 | Family | 1 | No | No | | |
| CARLSON ESTHER | 23440-158 | | 7/20/1993 | | 150,000 | No | No | | L |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 5/23/2016 | 655 | Solar Pa | 6,467 | | | | | SOLAR ARRAY |
| 9/18/2014 | 1218 | Redo Bas | 6,000 | | 9/18/2014 | | | Finish basement an |
| 8/18/2014 | 1005 | Heat App | 17,000 | | 8/18/2014 | | | Install two heat/a |
| 12/18/2013 | 1825 | Foundati | 9,500 | C | | | | |
| 11/20/2013 | 1710 | Demoliti | 10,000 | O | | | | |
| 10/19/2004 | 1082 | Addition | 40,000 | | | G6 | GR FY06 | 24X24 ADD TO RIGHT |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/20/2019 | Meas/Inspect | DGM | D Mann |
| 5/29/2014 | Meas/Inspect | PC | PHIL C |
| 5/29/2014 | Whole Card | MM | Mary M |
| 3/5/2014 | Info Fm Prmt | EMK | Ellen K |
| 2/6/2014 | Info Fm Prmt | EMK | Ellen K |
| 4/14/2009 | Measured | 197 | PATRIOT |
| 6/6/2005 | Permit Visit | BR | B Rossignol |
| 2/4/2000 | Measured | 263 | PATRIOT |
| 12/1/1981 | | CS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6371 | | Sq. Ft. | Site | | 0 | 70. | 0.96 | 6 | | | | | | | | | 427,792 | | | | | | 427,800 | |

Total AC/HA: 0.14626 | Total SF/SM: 6371 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 427,792 | Spl Credit | Total: 427,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BEIGE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B+ - Good (+) | | |
| Year Blt: | 2014 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G15 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 3 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | 2 | Rating: | Average |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 3.0 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 3 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.01971829 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 127.452 |
| Other Features: | 109122 |
| Grade Factor: | 1.46 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 760656 |
| Depreciation: | 22820 |
| Depreciated Total: | 737836 |

## COMMENTS

15 & 19 Wright St purchased by Turkey Hill Home Builders. 15 &17 homes demo`ed, new homes built @ 15,17 & 19 Wright St..

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 8 | | | BRs: 4 | | | | Baths: 1 | | HB 1 | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 4 | M |
| Totals | | | |
| 1 | 8 | 4 | |

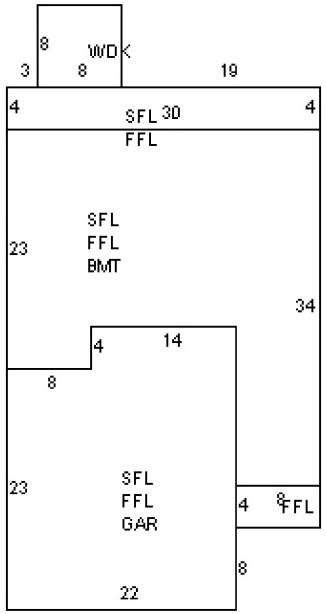
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 186.08 |
| Special Features: | 0 | Val/Su Net: | 176.17 |
| Final Total: | 737800 | Val/Su SzAd | 259.79 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,436 | 127.450 | 183,021 |
| SFL | Second Floor | 1,404 | 127.450 | 178,943 |
| BMT | Basement | 722 | 52.570 | 37,958 |
| GAR | Garage | 562 | 19.450 | 10,929 |
| WDK | Deck | 64 | 16.000 | 1,024 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 4,188 | | | Total: | 411,875 |
| Size Ad | 2840 | Gross Are | 4188 | FinArea | 3201 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | FLA | 50 | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

113.0-0003-0018.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|